



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



4 GIDIAN COURT, PARK STREET, ST. ALBANS, AL2 2JH

GUIDE PRICE £850,000



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4 Gidian Court, Park Street, St. Albans, AL2 2JH

Nestled in the desirable Gidian Court, Park Street, St. Albans, this splendid detached family home offers an impressive 1,890 square feet of living space, perfect for modern family life. The property is situated in a popular cul-de-sac, providing a peaceful environment while remaining conveniently close to local amenities and excellent road links.

Upon entering, you are greeted by a spacious sitting room that invites relaxation, complemented by a separate dining room ideal for entertaining guests. The well-appointed kitchen/breakfast room is perfect for family meals, and a convenient utility room adds to the practicality of the home. A downstairs WC enhances the functionality of the ground floor.

The first floor boasts four generously sized bedrooms, with the master bedroom featuring an en suite bathroom for added privacy. Bedrooms two and three are particularly noteworthy, each offering walk-in dressing rooms that provide ample storage space.

Outside, the beautifully maintained rear garden is a true highlight, featuring a lush lawn and a charming patio area, perfect for al fresco dining or simply enjoying the outdoors. The property also benefits from off-street parking for multiple vehicles, along with a garage, ensuring that parking is never a concern.

This delightful home is an excellent opportunity for families seeking a spacious and well-located property in St. Albans. With its combination of comfort, style, and practicality, it is sure to appeal to those looking for a place to create lasting memories.





- Popular & Quiet Cul De Sac Location
 - Detached Family Home
 - Four Bedrooms
 - Two Bathrooms
 - Separate Sitting & Dining Room
- Generous Sized Kitchen/Breakfast Room
 - Utility
- Off Street Parking & Garage Available
- Beautifully Maintained Rear Garden
- Close to Local Amenities & Good Road Links







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Gidian Court

Approximate Gross Internal Floor Area = 175.5 sq m / 1890 sq ft

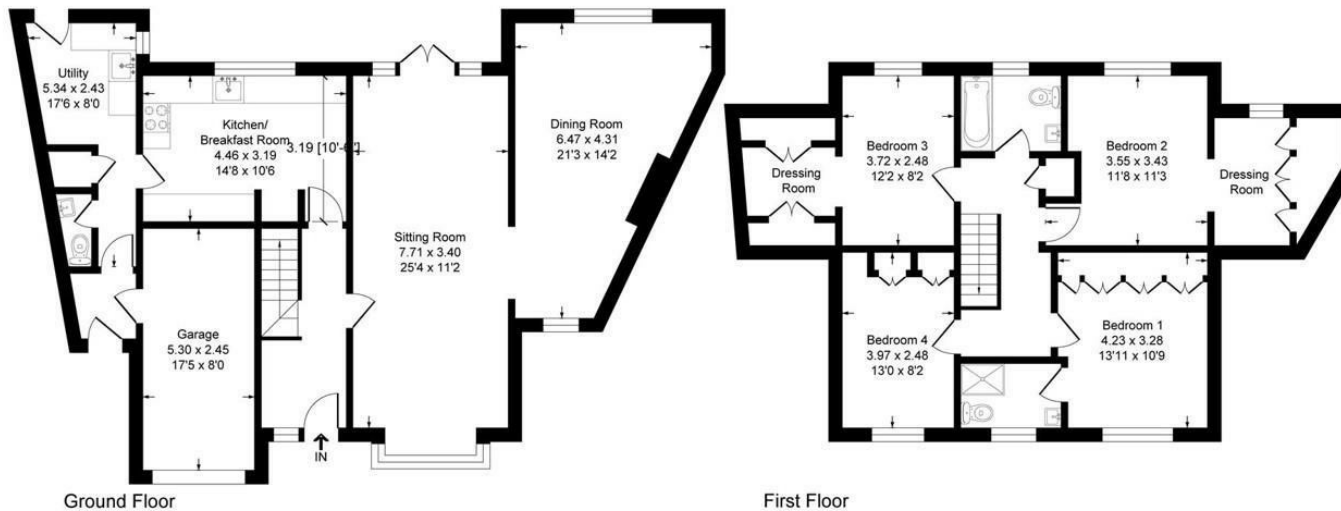



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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